Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number 2015CV397

PROPERTY ADDRESS

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

### **REAL ESTATE SALE REQUEST LEDGER**

DATE	CATEGORY	MEMO	<i>CHK</i> #	DEBIT	CREDIT
08/13/2015	Advance Fee	Advance Fee	001545067	\$0.00	\$1,350.00
08/13/2015	Advertising Sale (Newspaper)			\$15.00	\$0.00
08/13/2015	Advertising Sale Bills & Copies			\$17.50	\$0.00
08/13/2015	Crying Sale			\$10.00	\$0.00
08/13/2015	Docketing			\$15.00	\$0.00
08/13/2015	Levy			\$15.00	\$0,00
08/13/2015	Mailing Costs			\$30.00	\$0.00
08/13/2015	Posting Handbill			\$15.00	\$0.00
08/13/2015	Press Enterprise Inc.			\$1,101.93	\$0.00
08/13/2015	Sheriff Automation Fund			\$50.00	\$0.00
08/13/2015	Web Posting			\$100.00	\$0.00
10/12/2015	Service			\$195.00	\$0.00
10/12/2015	Service Mileage			\$24.00	\$0.00
10/12/2015	Copies			\$6.50	\$0.00
10/12/2015	Notary Fee			\$15.00	\$0.00
10/12/2015	Tax Claim Search			\$5.00	\$0.00
10/12/2015	Surcharge			\$140.00	\$0.00

\$1,754.93 \$1,350.00

TOTAL BALANCE: \$(404.93)

Printed: 10/13/2015 9:12:04AM

DATE 12/2/2015 AMOUNT \*\*\*\*\$404 93

PAY FOUR HUNDRED FOUR AND 93 / 100 Dollars

TO THE

Sheriff of Columbia County

ORDER

35 W Main Street

OF

Bloomsburg, PA 17815

DX8 [963322] 60 FOUNDRYVILLE ROAD (2015-CV-397)

Frans S. Heller AUTHORIZED SIGNATURE

The college company heat sensite in the part of the first of the first area.

PO Box 380 Bloomsburg, PA 17815

Phone 570-389-5622 Fax 570-389-5625





То:	Pati	rick Cosenza	From;	Sheriff Timothy T.	Chamberlain
Fax:			Pages:	2	
Phone	<b>:</b>		Date:	October 13, 2015	
Re:	Coa	ates execution	CC:		
□ Urg	ent	☐ For Review	☐ Please Comment	☐ Please Reply	☐ Please Recycle
• Com	men	ts:			

I received your stay, attached is a cost sheet showing a balance due of \$404.93.

# Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard. Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000

Fax: 215-568-7616

Representing Lenders in Pennsylvania

Foreclosure Manager

October 13, 2015

Office of the Shcriff Columbia County Courthouse 35 W. Main Street Bloomsburg, PA 17815

Attn: Real Estate Department

Fax Number: 570-389-5625

Re: CITIMORTGAGE, INC. v.

> CLARENCE H. COATES and DIANE C. COATES 60 FOUNDRYVILLE ROAD BERWICK, PA 18603

No.: 2015-CV-397

Dear Sir/Madam:

Please STAY the Sheriff's Sale of the above referenced property, which is scheduled for October 14, 2015 due to the following: A result of the transfer of the loan to a new servicer.

\$0.00 was received in consideration of the stay.

You are hereby directed to immediate discontinue the advertising of the sale and processing or posting of the Notice of Sale.

Please return the original Writ of Execution to the Prothonotary as soon as possible. In addition, please forward a copy of the cost sheet pertaining to this sale to our office via facsimile to 215-567-0072 or regular mail at your earliest convenience.

Thank you for your cooperation in this matter.

Very Truly Yours, Patrick Cosenza for Phelan Hallinan Diamond & Jones, LLP

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Plaintiff
CITIMORGAGE INC

VS.

<u>Defendant</u>

CLARENCE COATES
DIANE COATES

Attorney for the Plaintiff:

PHELAN & HALLINAN LLP

ONE PENN CENTER AT SUBURAN STATION

SUITE 1400 1617 JFK BLVD PHILADELPHIA, PA 19103-1814 Sheriff's Sale Date:

Wednesday, October 14, 2015

Writ of Execution No.: 2015CV397

Advance Sheriff Costs: \$1,350.00

Location of the real estate: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

### **Sheriff Costs**

al:	\$1,991.93
ribution Costs	\$67.00
	\$67.00
riff Costs	\$1,924.93
	Φ 140.00
	\$5.00 \$140.00
	\$15.00
	\$6.50
	\$25.00
	\$24.00
	\$195.00
	\$100.00
	\$25.00
	\$75.00
	\$35.00
	\$50.00
	\$10.00
	\$1,101.93
	\$15.00
	\$30.00
	\$15.00
	\$15.00
	\$10.00
	\$15.00 \$17.50

Sheriff's poundage cost will be calculated according to the current law and added to the Sheriffs' costs after the sale.

# COLUMBIA COUNTY SHERIFF'S OFFICE

SHERIFF'S REAL ESTATE FINAL COST SHEET

Citi notseretic v	s Clarence + D	igne Coates
NO. <u>/06-15</u> ED		
DATE/TIME OF SALE:OCT 14, 2015	@ 9:00 AM	
BID PRICE (INCLUDES COST)	\$	
POUNDAGE – 2% OF BID	\$	
TRANSFER TAX – 2% OF FAIR MKT	\$	
MISC. COSTS	\$	
TOTAL AMOUNT NEEDED TO PURC	HASE	\$
PURCHASER(S):ADDRESS:		
NAMES(S) ON DEED:		
PURCHASER(S) SIGNATURE(S):		
	Washington and Washington	<u></u>
TOTAL DUE:		\$
LESS DEPOSIT:		\$
DOWN PAYMENT	Γ:	\$
TOTAL DUE IN 8	DAYS	\$

# SHERIFF'S SALE COST SHEET

	vs. Coatos
NOED NO	VS. COOOS _JD_DATE/TIME OF SALE
DOCKET/RETURN	S15.00
SERVICE PER DEF.	\$ 175,60
LEVY (PER PARCEL	\$15.00
MAILING COSTS	\$ 30,∞
ADVERTISING SALE BILLS & CO	
ADVERTISING SALE (NEWSPAPI	- · · · · · · · ·
MILEAGE	\$ 7400
POSTING HANDBILL	\$15.00
CRYING/ADJOURN SALE	\$10.00
SHERIFF'S DEED	\$35.00
TRANSFER TAX FORM	\$25.00
DISTRIBUTION FORM	\$25.00
COPIES	\$ 6.50
NOTARY	\$ <u>15,00</u> ************ \$ 443,00
TOTAL *****	*********** \$ 443,00
WEB POSTING	\$150.00
PRESS ENTERPRISE INC.	\$ <i>[/oj,?</i> 3_
SOLICITOR'S SERVICES	\$75.00 *********** \$ /3 26, 93
TOTAL *****	*********** \$ <u>/5</u> 36,73
PROTHONOTARY (NOTARY) RECORDER OF DEEDS TOTAL *****	\$1,0.00
RECORDER OF DEEDS	s 67/00
TOTAL *****	************ \$///CO
REAL ESTATE TAXES:	
BORO, TWP & COUNTY 20	\$
SCHOOL DIST. 20	\$\$ 
DELINQUENT 20	\$ <u>\sqrt{5},co</u> *************** \$\sqrt{5},(\infty)
TOTAL ****	************ \$ <u> </u>
MUNICIPAL FEES DUE:	
SEWER 20	<u></u>
WATER 20	<u> </u>
TOTAL ****	\$\$
SURCHARGE FEE (DSTE)	\$ 140,00
MISC.	\$
	\$
TOTAL *****	**********
TOTAL COST	s (OPENING BID) $s$ /19/ $s$

### Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 215-563-7000 Fax 215-568-7616

CHRISTINE SCHOFFLER Legal Assistant, 1286

Representing Lenders in Pennsylvania

No.: 2015-CV-397

No.: 2015-ED-106

Office of the Prothonotary Columbia County Courthouse 35 W. Main St. Bloomsburg, PA 17815

Re: CITIMORTGAGE, INC. VS. CLARENCE H. COATES, and DIANE C. COATES

No.: <u>2015-CV-397</u>, No.: <u>2015-ED-106</u>

#### AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

Dear Sir/Madam:

Enclosed please find an Affidavit of Service Pursuant to Rule 3129.2 with the necessary attachments regarding the above matter.

Thank you for your assistance in this matter. Should you have any questions, please do not hesitate to contact me.

\*\*\*Please he advised that in the event the Plaintiff is not represented at the sale the sale is to be stayed or postponed.\*\*\*

\*\*Property is listed for the 10/14/2015 Sheriff Sale.\*\*

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. <u>It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale</u>. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

Very truly yours,

Phelan Hallinan Diamond & Jones, LLP

By:

CHRISTINE SCHOFFLER, Legal Assistant

cc: Sheriff of COLUMBIA County

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com 215-563-7000

Attorney for Plaintiff

### IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC.	: C0	OLUMBIA	COUNTY

Plaintiff,

COURT OF COMMON PLEAS

v.

CIVIL DIVISION

CLARENCE H. COATES

DIANE C. COATES

Defendant(s) No.: 2015-CV-397 No.: 2015-ED-106

### AFFIDAVIT OF SERVICE PURSUANT TO RULE 3129.2

COMMONWEALTH OF PENNSYLVANIA PHILADELPHIA COUNTY SS:

As required by Pa. R.C.P. 3129.2(a) Notice of Sale has been given to Lienholders and any known interested party in the manner required by Pa. R.C.P. 3129,2(c) on each of the persons or parties named, at that address, set forth on the Affidavit and as amended if applicable. A copy of the Certificate of Mailing (Form 3817) and/or Certified Mail Return Receipt stamped by the U.S. Postal Service is attached hereto Exhibit "A".

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

9/29/15

IMPORTANT NOTICE: This property is sold at the direction of the plaintiff. It may not be sold in the absence of a representative of the plaintiff at the Sheriff's Sale. The sale must be postponed or stayed in the event that a representative of the plaintiff is not present at the sale.

CitiMortgage, Inc. : COURT OF COMMON PLEAS

**Plaintiff** 

CIVIL DIVISION

v.

NO.: 2015-CV-397

Clarence H. Coates

Diane C. Coates

Defendant(s) **COLUMBIA COUNTY** 

# **AMENDED AFFIDAVIT PURSUANT TO RULE 3129.1**

CitiMortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 60 Foundryville Road, Berwick, PA 18603.

Ι. Name and address of Owner(s) or reputed Owner(s):

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Clarence H. Coates

130 Strawberry Ln, Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane, Stillwater, PA 17878-9443

2. Name and address of Defendant(s) in the judgment:

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

Clarence H. Coates

130 Strawberry Ln Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane Stillwater, PA 17878-9443

Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3.

Name

Address (if address cannot be

reasonably ascertained, please indicate)

I.S.P.C.

6420 Benjamin Road Tampa, FL 33643-5112

Name and address of last recorded holder of every mortgage of record: 4,

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

Name and address of every other person who has any record lien on the property: 5.

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Pennsylvania -American Water

105 Sodom Road Milton, PA 17847-9762

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

60 Foundryville Road

Berwick, PA 18603

Nancy K. Burke

209 B East Second st Berwick, PA 18603

Russell Burke, Jr.

RR4 Box 4022 Perwick, PA 18603

Domestic Relations of

Columbia County Courthouse

Columbia County

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

**Federal Building** 

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 7/29/65

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

186000 186 70 186 763 \$0,47 \$3,76 \$0.47 83WO8 YBNTIN ≪ BOATZOFI S.U. Wrft Team Page 1 of 1 AZK/SZR - 10/14/2015 SALE PH # 963322/1021 Name of Addressee, Street, and Post Office Address RE: CLARENCE H. COATES (COLUMBIA) C.S. Attorney for The Middle District of PA COLUMBIA COUNTY COURTHOUSE Internal Revenue Service Advisory Commonwealth of Pennsylvania 1000 Liberty Avenue Room 704 60 FOUNDRYVILLE ROAD 228 Walnut Street, Suite 220 BLOOMSBURG, PA 17815 Harrisburg, PA 17108-1754 C.S. Department of Justice 209 B EAST SECOND ST TENANT/OCCUPANT Tampa, FL 33643-5112 Department of Welfare Philadelphia, PA 19103 BERWICK, PA 18603 Harrisburg, PA 17105 BERWICK, PA 18603 PERWICK, PA 18603 Domestic Relations of Pittsburgh, PA 15222 6420 Benjamin Road Russell Burke, Jr. Columbia County Federal Building Nancy K. Burke RR4 BOX 4022 P.O. Box 2675 P.O. BOX 380 PO Box 11754 I.S.P.C. Article Number æ, , ;; \*\*\*\* イナチナ \*\*\* \* \* \* \* Line ŧG. 4 ¢ 90

thelan Hallinan Diamond & Jones, LLP

Name and

Address Of Sender

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza

Form 3877 Facsimile

The full declaration of value is required on all domestic and international registered mail. The maximum indemnity payable for the reconstruction of nonnegotiable documents under Express Mail document reconstruction insurance is \$50,000 per price subject to a limit of \$500,000 per occurrence. The maximum indemnity payable on Express Mail inserbandise is \$500. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. See Domestic Mail Manual

R900 S913 and S92) for limitations of coverage.

Postmaster, Per (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Total Number of Pieces Listed by Sender

AZK/CQS-10/14/2015 SALE PH # 963322/1026 Name of Addressee, Street, and Post Office Address RE: CLARENCE H. COATES (COLUMBIA) PENNSYLVANIA -AMERICAN WATER Phelan Hallinan Diamond & Jones, LLP 1617 JFK Boulevard, Suite 1400 MILTON, PA 17847-9762 Philadelphia, PA 19103 Onc Penn Center Plaza 105 SODOM ROAD Article Number \*\*\*\* Name and Of Sender Address Line

Fee

Postage \$0.48

\$0.48

45 Day

Page 1 of 1

Postinaster, Por (Name of Receiving Employee)

Total Number of Pieces Received at Post Office

Total Number of Pieces Listed by Sender

Form 3877 Facsimile



The full dectaration of value is required on all domestic and international registered mail. The for the reconstruction of namegotiable documents under Express Mail document, reconstruction piece subject to a limit of \$500,000 per occurrence. The maximum indemnity rayable on Exp. The maximum indemnity payable is \$25,000 for registered mail, sent with optional insurance. R900,5913 and \$921 for limitations of coverage.





### IN THE COURT OF COMMON PLEAS COLUMBIA COUNTY, PENNSYLVANIA

CITIMORTGAGE, INC. Court of Common Pleas

Plaintiff

Civil Division

VS.

CLARENCE H. COATES

DIANE C. COATES

COLUMBIA County

No.: 2015-CV-397

Defendants

No.: 2015-ED-106

, 2015 the Prothonotary is ORDERED to amend the in rem judgment and the Sheriff is ORDERED to amend the writ nunc pro tune in this case as follows:

Principal Balance	\$69,084.49
Interest Through August 25, 2015	\$16,540.10
Legal fees	\$2,585.00
Cost of Suit and Title	\$1,114.00
Escrow Deficit	\$11,572.39
Suspense/Misc. Credits	(\$616.57)

TOTAL

\$100,279.41

Plus interest at six percent per annum.

Note: The above figure is not a payoff quote. Sheriff's commission is not included in the above

figure.

CORNIL DE COFOMBIV' LV CFEBR OF CORRES OFFICE

S012 SEP 18 PM 12 58

YAATOMOHTOA9 FILED

963322

CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff:

CIVIL DIVISION

VS.

NO.: 2015-CV-397

Clarence H. Coates Diane C. Coates 2015-ED-106

**COLUMBIA County** 

Defendant(s)

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: C

Clarence H. Coates Diane C. Coates 130 Strawberry Ln Stillwater, PA 17878

\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\*

Your house (real estate) at 60 Foundryville Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Oct. 14th 2015 at 9200 cm in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,522.59 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

2015 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Briar Creek Township

Make Check Payable To:

The Berwick Area School District Joan Rothery, Tax Collector 122 Twin Church Road Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

COATES CLARENCE H & DIANE C 130 STRAWBERRY LN STILLWATER, PA 17878-9443

	ontrol #:	Bill#: 286	
TAX COL	LECTOR COPY		
Parcel #: 07 03 02900000 Property Location and Descriptio 60 FOUNDRYVILLE RD	Pro	p. Type Assessment:	_
.310		B= 1	2,000 9,496
Tax Description	Mills/Rate	<del></del>	1,496
SCHOOL REAL ESTATE	44.7500	<del></del>	61.95
HOMESTEAD EXCLUSION FARMSTEAD EXCLUSION	NA NA		NA NA
If Paid By 8/31/2015 2% Di	iscounted Amount	T 7 0	42.71
If Paid By 10/31/2015	FACE Amount	1 <b>-</b>	61.95
If Paid After 10/31/2015 105	Penalty Amount	-	58.15

Last Bay to Pay: 12/31/2015
For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

8-3215

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number 2015CV397

# SHERIFF'S RETURN OF SERVICE

08/31/2015 03:36 PM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603.

SCOTT MAYERNICK, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN SHERIF

August 31, 2015

COMMONWEALTH OF PENNSYLVANIA

Notanal Seal

Sarah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County My Commission Expires Oct. 4, 2016

NOTARY

Affirmed and subscribed to before me this

31ST day of

of AUGUST

2015

Sarat Jan Klingama

\* PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORG vs. COATES,	GAGE INC CLARENCE (et al.)				Number 5CV397
	SERVICE CO	OVER SHI	EET		
Service De	tails:				
Category:	Real Estate Sale - Posting - Sale Bill			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM SHERIFF'S SALE BILL				
Serve To:		Final Servi	ice:		
Name:	(POSTING)	Served:	Personally · Ad	ult In Charge {	Posted Other
Primary Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	Adult In Charge:	: :		
Phone:	DOB:	Relation:		<del></del>	:
Alternate Address:		Date:	8-31-15	Time:	15:36
Phone:		Deputy:	3	Mileage:	
Attorney /	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service At	tempts:	· · · · · · · · · · · · · · · · · · ·			
Date:					
Time:					
Mileage:					
Deputy:					
Service At	tempt Notes:	**************************************			
1.					
2.					
3.					
4.					
5.					
6.					_

(POSTING)

2015CV397

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number 2015CV397

### SHERIFF'S RETURN OF SERVICE

08/13/2015 01:15 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE CLARENCE COATES HER HUSBAND, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR DIANE COATES AT 130 STRAWBERRY LANE, STILLWATER, PA 17878.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS.

August 14, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

	Notarial Seal	
	Fibrah Jane Klingaman, Notary Public Town of Bloomsburg, Columbia County 19 Commission Expires Oct. 4, 2016	
	NOTARY	
irmed and subscribed to before me this		

Affirmed and subscribed to before me this

14TH day of AUGUST

2015

Sarah Jan Klingaman

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORGAGE INC
vs.
CLARENCE COATES (et al.)

Case Number 2015CV397

### SHERIFF'S RETURN OF SERVICE

08/13/2015 01:15 PM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: CLARENCE COATES AT 130 STRAWBERRY LANE, STILLWATER, PA 17878.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

August 14, 2015

TIMOTHY T. CHAMBERLAIN, SHERIFF

	COMMONANTI II OL LEMMOT LAWIN
Ì	Notariai Seal
Į	Sarah Jane Klingaman, Notary Public
į	Town of Bioomsburg, Columbia County
i	My Commission Expires Oct. 4, 2016

				NOTARY		
Affirmed and subscribed to before me this						
14TH	day of	AUGUST	1	2015		

PHELAN & HALLINAN LLP, ONE PENN CENTER AT SUBURAN STATION, SUITE 1400 1617 JFK BLVD, PHILADELPHIA

Columbia County
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



71901140006000060285

I.S.P.C. 6420 BENJAMIN ROAD

**TAMPA** 

FL 33643

CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

VS.

: NO.: 2015-CV-397

Clarence H. Coates Diane C. Coates

2015-ED-106

COLUMBIA County

Defendant(s):

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates Diane C. Coates 130 Strawberry Ln Stillwater, PA 17878

st THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY. THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\*

Your house (real estate) at 60 Foundryville Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Oct. 14<sup>th</sup> 2015 at 9.00 om in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,522.59 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

### **NOTICE OF OWNER'S RIGHTS**

### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

Columbia County Sheriff
Columbia County Sheriff
35 West Main Street
PO Box 380
Bloomsburg PA 17815



US SMALL BUSINESS ADMINISTRATION PHILADELPHIA DISTRICT OFFICE 900 MARKET STREET 5TH FLOOR ROBERT N.C. NIX FEDERAL BUILDING PHILADELPHIA PA 19107 CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

vs.

: NO.: 2015-CV-397

Clarence H. Coates

Diane C. Coates

2015-ED-106

COLUMBIA County

Defendant(s):

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates Diane C. Coates 130 Strawberry Ln Stillwater, PA 17878

st THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY. THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\*

Your house (real estate) at 60 Foundryville Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Oct. 14th 2015 at 9,00 am in the Office of The Sheriff. Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,522.59 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

#### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take **immediate action**:

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORG vs. COATES, G	AGE INC CLARENCE (et al.)				Number 5CV397
	SERVICI	E COVER SHE	EET		
Service De					
Category:	Real Estate Sale - Sale Notice	and the second of the second o		Zone:	104
Manner:	< Not Specified >	Expires:		Warrant:	Control of the second of the s
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM AND DEBTOR'S R	IGHTS		PAPANI.
Serve To:	AND	Final Servi	and the state of t		
Name:	OCCUPANT	Served:	Personally · Adul	t In Charge (	Posted Other
Primary Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	Adult in Charge:			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Phone:	DOB:	Relation:	Section and appropriate and the section of the sect	ana a a a a a a a a a a a a a a a a a a	) ; ; ; ;
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Attorney / (	driginator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		on the second of
Service Att	empts:				
Date:	8/13/15	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5			
Time:	12:39	E .			***************************************
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OCCUPANT

2015CV39

60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

NO EXPIRATION

**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORG vs. COATES,	CLARENCE (et al.)				Number 5CV397
		COVER SHI	EET		
Service De	talis;				
Category:	Real Estate Sale - Sale Notice	erates, to a reason of a constant		Zone:	106
Manner:	< Not Specified >	Expires:	a terrer	Warrant:	
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 A PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS		
Serve To:		Final Servi	ce:		
Name:	NANCY K BURKE	Served:	Personally · Adi	ult In Charge	Posted · Other
Primary Address:	209 B EAST SECOND STREET BERWICK, PA 18603	Adult in Charge:			
Phone:	Bad Address DOB:	Relation:			
Alternate Address:	253 Man e'S Hill Rd	Date:	8-18-15	Time:	13:30
Phone:	Berwile, PA	Deputy:	3	Mileage:	
Attorney / (	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service Att	empts:				
Date:	8/13/15				
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**BURKE, NANCY K** 

2015CV397

209 B EAST SECOND STREET, BERWICK, PA 18603

NO EXPIRATION

CitiMortgage, Inc.

Clarence H. Coates Diane C. Coates

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

VS.

: NO.: 2015-CV-397

2015-FD-106

COLUMBIA County

Defendant(s)

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates Diane C. Coates 130 Strawberry Ln Stillwater, PA 17878

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**Timothy T. Chamberlain** Sheriff



Earl D. Mordan, Jr.
Chief Deputy

CITIMORG vs.	SAGE INC			Case	Number			
	CLARENCE (et al.)			201	5CV397			
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Service De								
Category:	Real Estate Sale - Sale Notice	e communicación de la composição de la comp		Zone:	106			
Manner:	< Not Specified >	Expires:		Warrant:				
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS							
Serve Ta:		Final Serv	ice:					
Name:	RUSSELL BURKE, JR	Served:	-Personally - Adu	ult In Charge ·	Posted · Other			
Primary Address:	RR 4 BOX 4022 BERWICK, PA 18603	Adult In Charge:						
Phone:	DOB:	Relation:						
Alternate Address:	253 Moore Shill Rd Berwick, PA	Date:	8-18-15	Time:	13:30			
Phone:	Belwick, PH	Deputy:	3	Mileage:				
Attorney / t	Originator:							
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		M. 1. 200 1000, 000 10000000, 001			
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RR 4 BOX 4022, BERWICK, PA 18603

NO EXPIRATION

CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

VS.

: NO.: 2015-CV-397

Clarence H. Coates

Diane C. Coates

2015-FD-106

COLUMBIA County

Defendant(s) :

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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORGAGE INC vs. COATES, CLARENCE (et al.)					Number 5CV397	
	SERVIC	E COVER SH	EET			- COA
Service De	tells:					» į
Category:	Real Estate Sale - Sale Notice			Zone:	106	y. D
Manner:	< Not Specified >	Expires:		Warrant:	No. 11. 11. 11. 11. 11. 11. 11. 11. 11. 1	COATES, DIANE
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS		Paradas - Parada	
Serve To:		Final Serv	ice:			<b>20</b> 1
Name:	DIANE COATES	Served:	Personally Adu	<u>lt In Charge</u>	Posted · Other	60
Primary Address:	130 STRAWBERRY LANE STILLWATER, PA 17878	Adult in Charge:	CARRES	ICE CE	015	2015CV397
Phone:	DOB:	Relation:	LLSA	SANO!	***************************************	
Alternate Address:	60 FOUNDRYVILLE ROAD BERWICK, PA 18603	Date:	8-13-15	Time:	/3/5	130 STRAWBERRY
Phone:	Announcement of the second of	Deputy:	S	Mileage:		TRA
Attorney /	Originator:					ु <b>८</b> ∃8
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	entration of the second second second		RRY
Service At	lempts:					- ANE
Date:						
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORG	SAGE INC			Case Number
vs. COATES,	CLARENCE (et al.)	2015CV397		
	SERVIC	E COVER SH	EET	,,
Service De		·		No.
Category:	Real Estate Sale - Sale Notice			Zone:
Manner:	< Not Specified >	Expires:	A man and a second	Warrant:
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE		RIGHTS	
Serve To:		Final Serv	ice:	\$45
Name:	CLARENCE COATES	Served:	Personally Adu	It In Charge · Posted · Other
Primary Address:	130 STRAWBERRY LANE STILLWATER, PA 17878	Adult in Charge:		
Phone:	DOB:	Relation:	NEF	
Alternate Address:	60 FOUNDRYVILLE ROAD BERWICK; PA 18603	Date:	8-13-10	5 Time: 3315
Phone:		Deputy:		Mileage:
Attorney /	Originator:			
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000	
Service At	(empts:			
Date:			1 1	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
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Mileage:				
Deputy:				
Service At	lempt Notes:			
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COATES, CLARENCE

015CV39

130 STRAWBERRY LANE, STILLWATER, PA 17878

NO EXPIRATION

# PRESS - ENTERPRISE

3185 Lackawanna Ave Bloomsburg, PA 17815

Classifieds: (570) 784-6151 Toll Free: 888-231-9767 ext 1299

> Fax: (570) 784-6152 Proof of Ad 08/17/15

Ad ID:

1047400

Description:

Clarence & Diane Coates

Run Dates:

09/23/15 to 10/07/15

Class:

Agate Lines: Blind Box: 201

Account:

Name: Company:

TIM CHAMBERLAIN - COLUM COUNTY SHER-

**IFF** 

Address:

**PO BOX 380** 

BLOOMSBURG, PA 17815

Total Ad Cost

\$1,101.93

Amount Paid

\$0.00

Publication Press Enterprise

Stop 09/23/15 10/07/15 inserts

Cost \$1,101.93

#### SHERIFF'S SALE

#### By Virtue of a Writ of Execution (Mortgage Foreclosure) No. 2015CV397

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courtnouse in the Town of Bloomsburg. County of Columbia, Commonwealth of Pennsylvania on:

## WEDNESDAY, OCTOBER 14, 2015 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of dis tribution will be on file in the Sheriffs Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheritf's Office prior thereto.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, councied and described as follows, to wit: BEGINNING at a point located in the easterly side of the public road leading from

Foundryville to Berwick, and being further described as north 49 degrees 20 mnutes west 120,00 feet from the northwest comer of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, It south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land. TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00.000

Premises Being: 60 Foundryville Road, Berwick, P.A. 18603

#### PROPERTY ADDRESS: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

11PL / TAX PARCÉL NUMBER: 07-03-029-00,000

Seized and taken into execution to be sold as the property of CLARENCE COALES, DIANE COATES in suit of CITIMORGAGE INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) per TERMIS OF SALE: INIDIMUM PAYMENT AT TIME UPSALE: The greater of ten's (10%) per cent of the bid price or costs (opening bin at sale). Minimum payment is to be paid in cash, certified check or coshier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the oid price is to be paid within eight (8) days after the sale in cash, certified check or casher's check. IMPORTAIN NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder fails to pay the bid price as per the above terms. the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resel the property at the bioder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forficited, but will be applied against any damages recoverable. The default-ing bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriffs Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

> TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

Attorney for the Plaintiff: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000 CitiMortgage, Inc.

COURT OF COMMON PLEAS

Plaintiff:

CIVIL DIVISION

vs.

NO.: 2015-CV-397

2015-ED-106

Clarence H. Coates Diane C. Coates

COLUMBIA County

Defendant(s)

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Clarence H. Coates
Diane C. Coates
130 Strawberry Ln
Stillwater, PA 17878

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Your house (re	eal estate) at 60 Foundryville R	oad, Berwick, PA 18	603 is scheduled to be sold at the
Sheriff's Sale on	nt 14 <sup>h</sup> 2015 at	9:00 an	603 is scheduled to be sold at the in the Office of The Sheriff,
Columbia County Co	ourthouse, 35 West Main Stre	et, Bloomsburg, PA	17815 to enforce the court judgment of
\$92,522.59 obtained b	by CitiMortgage, Inc. (the mort	gagce) against you. It	n the event the sale is continued, an
	e made at said sale in complian		

Bill Date: 7/1/2015

Parcel #: 07 03 02900000

2015 SCHOOL REAL ESTATE TAX NOTICE Berwick Area School District Briar Creek Township

Make Check Payable To: -

The Berwick Area School District Joan Rothery, Tax Collector 122 Twin Church Road Berwick, PA 18603

Telephone: 570-759-2118

Taxes are due and payment is requested from:

Property Location and Description: Assessment: 60 FOUNDRYVILLE RD 1 = 2,000 B= .310 19,496 21,496 Tax Description Mills/Rate Amount SCHOOL REAL ESTATE 44.7500 961.95 HOMESTEAD EXCLUSION NΑ NA FARMSTEAD EXCLUSION NA NA 2% Discounted Amount If Paid By 8/31/2015 942.71 **FACE Amount** If Paid By 10/31/2015 961.95 If Paid After 10/31/2015 10% Penalty Amount 1,058.15

Control #:

TAX COLLECTOR COPY

COATES CLARENCE H & DIANE C 130 STRAWBERRY LN STILLWATER, PA 17878-9443

Last Day to Pay: 12/31/2015

For a receipt, return the entire bill with payment and a self-addressed stamped envelope.

Bil#: 286

Prop. Type

# COUNTY OF COLUMBIA TAX CLAIM BUREAU PO BOX 380 BLOOMSBURG PA 17815

REAL ESTATE TAX CERTIFICATION
Fee: \$5.00 Cer Date: 08/13/2015 Cert. NO: 22478

COATES CLARENCE H & DIANE C 130 STRAWBERRY LANE STILLWATER PA 17878

District: BRIARCREEK TWP Deed: 0546 -1012 Location: 60 FOUNDRYVILLE RD Parcel Id:07 -03 -029-00,000

Assessment: 21,496 Balances as of 08/13/2015

YEAR TAX TYPE TAX NO TAX CLAIM TAXES DUE

TAX AMOUNT PENALTY DISCOUNT PAID

BALANCE

By: CULUMBEN COUNTY SITEREFF Per:

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

Vs. COATES, C	GAGE INC CLARENCE (et al.)					<b>Number</b> 5CV397	
		SERVIC	E COVER SH	EET	·		_ 임
Service De	tails:						
Category:	Real Estate Sale - S	Sale Notice			Zone:	166	
Manner:	< Not Specified >	enter and the second	Expires:	) )	Warrant:		ROTHERY, JOAN M
Notes:		: 10/14/2015 AT 9:00 : OF SHERIFF'S SALE		RIGHTS		• · · · · · · · · · · · · · · · · · · ·	. Z
Serve To:			Final Serv	rice:	Sec. 1		201
Name:	Joan M. Rothery		Served:	Personally Ad	dult In Charge ·	Posted · Other	150
Primary Address:	122 Twin Church R Berwick, PA 18603		Adult In Charge:				2015CV397
Phone:	570-759-2118	DOB:	Relation:	Def.	ena i en	the second second second	
Alternate Address:		a in a consequence of the conseq	Date:	8/13/15	Time:	<i>1</i> 0:53	122
Phone:	The state of the s	marananan o anakananan anan 1980 an 1991	Deputy:	Ç	Mileage:		TWIN
Attorney /	Originator;						
Name:	PHELAN & HALLINA	AN LLP	Phone:	215-563-7000	· · · · · · · · · · · · · · · · · · ·	to a construction of the c	CHURCH ROAD, BERWICK
Service Att	empts:						ᅏ
Date:	-				7,000		Ä
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Deputy:	Anna and an						ᆽ
Service Ati	empt Notes:						PA 18603
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Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORO vs. COATES,	GAGE INC CLARENCE (et al.)				Number 5CV397
	SERVICE CO	OVER SHI	EET		
Service De	talls:				
Category:	Real Estate Sale - Sale Notice			Zone:	$10\varphi$
Manner:	< Not Specified >	Expires:		Warrant:	The state of the s
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 AM PLAINTIFF NOTICE OF SHERIFF'S SALE AND	DEBTOR'S F	RIGHTS		
Serve To:		Final Servi	(A) I SOMARADOMINADOS O SERVIS		
Name:	Domestic Relations Office of Columbia Cou	Served:	Personally Ad		
Primary Address:	11 WEST MAIN STREET 2ND FLOOR Bloomsburg, PA 17815	Adult In Charge:	To see the refer to the control of t	Richena	her for
Phone:	DOB:	Relation:	(,	Clerk	
Alternate Address:		Date:	8-13 15	Time:	8-10:32
Phone:	Control of the Contro	Deputy:	4	Mileage:	
Attorney /	Originator:				
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		
Service At	lempts:				
Date:			1		\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
Time:			**************************************		THE THE PERSON AND A STATE FROM A PRINCIPAL PR
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DOMESTIC RELATIONS OF

015CV397

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORO vs.				Case Number	
COATES,	CLARENCE (et al.)			2015CV397	
	SERVICI	E COVER SH	EET		
Service De	itails:				C M
Category:	Real Estate Sale - Sale Notice			Zone:	
Manner:	< Not Specified >	Expires:		Warrant:	<u> </u>
Notes:	SALE DATE & TIME: 10/14/2015 AT 9:00 PLAINTIFF NOTICE OF SHERIFF'S SALE	AM E AND DEBTOR'S F	RIGHTS		COLUMBIA COUNTY TAX C
Serve To:		Final Serv	lce:		20
Name:	Columbia County Tax Office	Served:	Personally · A	ult In Charge · Posted · O	ther 형
Primary Address:	PO Box 380 Bloomsburg, PA 17815	Adult in Charge:	>>	nillee	2015CV397
Phone:	570-389-5649 <b>DOB</b> :	Relation:		lecc	e recessor is
Alternate Address:	The second secon	Date:	8-13-15	Time: 10:37	<b>)</b>
Phone:		Deputy:	4	Mileage:	POE
Attorney /	Originator:				- P
Name:	PHELAN & HALLINAN LLP	Phone:	215-563-7000		BOX 380, BLOOMSBURG
Service At	tempts:				31.00
Date:					SMC
Time:					BUF
Mileage:		Construction of the constr		TOTAL PROPERTY OF THE PROPERTY	ું તું
Deputy:					PA
Service At	tempt Notes:				17815
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#### SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain Sheriff



Earl D. Mordan, Jr. Chief Deputy

CITIMORGAGE INC. Case Number 2015CV397 COATES, CLARENCE (et al.) SERVICE COVER SHEET Service Details: Category: Real Estate Sale - Sale Notice 100 Zone: < Not Specified > Manner: Expires: Warrant: SALE DATE & TIME: 10/14/2015 AT 9:00 AM Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS Serve To: Final Service: Name: Columbia County Tax Office Served: Personally Adult In Charge Posted Other Primary PO Box 380 Adult In Address: Charge: Bloomsburg, PA 17815 Relation: Phone: 570-389-5649 DOB: Alternate Date: Time: Address: Deputy: Mileage: Phone: Attorney / Originator: PHELAN & HALLINAN LLP Name: 215-563-7000 Phone: Service Attempts: Date: Time: Mileage: Deputy: Service Attempt Notes: 1. 2. 3. 4. 5. 6.

COLUMBIA COUNTY TAX C

2015CV397

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2015CV397

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, OCTOBER 14, 2015 AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning. CONTAINING 0.31 acres of land.

TITLE TO SAID PREMISES IS VESTED IN Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00.000

Premises Being: 60 Foundryville Road, Berwick, P A 18603

PROPERTY ADDRESS: 60 FOUNDRYVILLE ROAD, BERWICK, PA 18603

UPI / TAX PARCEL NUMBER: 07-03-029-00,000

Seized and taken into execution to be sold as the property of CLARENCE COATES, DIANE COATES in suit of CITIMORGAGE INC.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD. If the successful bidder failts to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action agiainst the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in conneciton with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff: PHELAN & HALLINAN LLP PHILADELPHIA, PA 215-563-7000

TIMOTHY T. CHAMBERLAIN, Sheriff COLUMBIA COUNTY, Pennsylvania

# REAL ESTATE OUTLINE

ED# DUSEBIOLA

DATE RECEIVED	8-12-561	7:		
DOCKET AND INDEX	15.34	05/899		
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CHECK FOR	PROPER IN	IFO.		
WRIT OF EXECUTION		8		
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CHECK FOR \$1,350.00 C	R	<del></del>	<b>CK#</b> (#	01545067
**IF ANY OF ABOVE IS		DO NOT PI		<del></del>
SALE DATE	(	10-11-	TIME	9.00
POSTING DATE	<u> </u>	ur Saga		
ADV. DATES FOR NEW	SPAPER 1	ST WEEK		
,	2	ND WEEK		
	3	RD WEEK		<del></del> -
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COURT OF COMMON PLEAS : CitiMortgage, Inc. **Plaintiff** CIVIL DIVISION : v. NO.: 2015-CV-397 Clarence H. Coates : 2015-ED-106 : Diane C. Coates COLUMBIA COUNTY Defendant(s) AFFIDAVIT PURSUANT TO RULE 3129.1 CitiMortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 60 Foundryville Road, Berwick, PA 18603. Name and address of Owner(s) or reputed Owner(s): 1. Address (if address cannot be reasonably ascertained, Name please so indicate) 130 Strawberry Ln, Stillwater, PA 17878 Clarence H. Coates 130 Strawberry Lane, Stillwater, PA 17878-9443 Diane C. Coates Name and address of Defendant(s) in the judgment: 2. Address (if address cannot be reasonably Name ascertained, please so indicate) 130 Strawberry Ln Clarence H. Coates Stillwater, PA 17878 130 Strawberry Lane Diane C. Coates Stillwater, PA 17878-9443 Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold: 3. Address (if address cannot be Name reasonably ascertained, please indicate) 6420 Benjamin Road LS.P.C. Tampa, FL 33643-5112

4. Name and address of last recorded holder of every mortgage of record:

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

5. Name and address of every other person who has any record lien on the property:

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant 60 Foundryville Road

Berwick, PA 18603

Nancy K. Burke 209 B East Second st

Berwick, PA 18603

Russell Burke, Jr. RR4 Box 4022

Perwick, PA 18603

Domestic Relations of Columbia County Courthouse

P.O. Box 380 Columbia County

Bloomsburg, PA 17815

Commonwealth of Pennsylvania P.O. Box 2675

Department of Welfare Harrisburg, PA 17105

Internal Revenue Service Advisory 1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220 PO Box 11754

Harrisburg, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: \$/(\(\sigma\)/\(\sigma\)

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id, No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

# WRIT OF EXECUTION - (MORTGAGE FORECLOSURE) Pa R C P 3180-3183 and Rule 3257

	Pa.R.C.P. 3180-3183 and Rule 3257
CitiMortgage, Inc.	COURT OF COMMON PLEAS
vs.	CIVIL DIVISION
Clarence H. Coates Diane C. Coates	NO.: <u>2015-CV-397</u> 2015-ED-106  COLUMBIA COUNTY
Commonwealth of Pennsylvania:	S COBOMBIL COOK I
County of Columbia	

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following property (specifically described property below):

PREMISES: 60 Foundryville Road, Berwick, PA 18603 (See Legal Description attached)

> Amount Due Interest from 06/13/2015 to Date of Sale @ \$15.21 per diem

\$92,522.59 \$\_\_\_\_\_ and costs.

Dated 8-12-15 (SEAL)

PH#963322

(Clerk) Office of the Prothy Support, Common Pleas Court of Columbia County, Penna.

Prote & Clerk of Sev. Courts My Copi. Ex. 1st Working to 2016

No.: 2015-CV-397

# COLUMBIA COUNTY, PENNSYLVANIA IN THE COURT OF COMMON PLEAS OF

CitiMortgage, Inc.

Clarence H. Coates Diane C. Coates

WRIT OF EXECUTION (Mortgage Foreclosure)

Costs

Office of Judicial Support

Judg. Fee

Ŗ

Sat.

Adam H. Davis, Esq., Id. No.203034 Phelan Hallinan Diamond & Jones, LLP

Attorney for Plaintiff

Clarence H. Coates 130 Strawberry Ln Stillwater, PA 17878 Address where papers may be served:

Diane C. Coates 130 Strawberry Lane

Stillwater, PA 17878-9443

\$130.00 pd \$25.00 pd \$10.00

CitiMortgage, Inc.

: COURT OF COMMON PLEAS

Plaintiff: CIVIL DIVISION

VS.

: NO.: 2015-CV-397

2015-FD-106

Clarence H. Coates Diane C. Coates

**COLUMBIA** County

**Defendant**(s):

#### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Clarence H. Coates TO: Diane C. Coates 130 Strawberry Ln Stillwater, PA 17878

\*\*THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY.\*\*

Your house (real estate) at 60 Foundryville Road, Berwick, PA 18603 is scheduled to be sold at the Sheriff's Sale on Oct. 14n 2015 at 9,00 am in the Office of The Sheriff, Columbia County Courthouse, 35 West Main Street, Bloomsburg, PA 17815 to enforce the court judgment of \$92,522.59 obtained by CitiMortgage, Inc. (the mortgagee) against you. In the event the sale is continued, an announcement will be made at said sale in compliance with Pa.R.C.P. Rule 3129.3.

#### NOTICE OF OWNER'S RIGHTS

#### YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

- 1. The sale will be canceled if you pay to the mortgagee the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call: 215-563-7000 x1230.
- 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

- 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 215-563-7000.
- 2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
- 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call <u>215-563-7000</u>.
- 4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
- 5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
- 6. You may be entitled to a share of the money which was paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff not later than thirty (30) days after the sale. The schedule shall be kept on file with the sheriff and will be made available for inspection in his office. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of the proposed schedule.
- 7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

North Penn Legal Services 168 East 5th Street Bloomsburg, PA 17815

Telephone (570) 784-8760

#### **SHORT DESCRIPTION**

By virtue of a Writ of Execution No. 2015-CV-397

CitiMortgage, Inc.

V.

Clarence H. Coates Diane C. Coates

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County, Pennsylvania, being

60 Foundryville Road, Berwick, PA 18603

Parcel No. 07-03-029-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$92,522.59

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

#### LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes cast 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes cast 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam, Davis @ Phelan Hallinan.com 215-563-7000

Attorneys for Plaintiff

CitiMortgage, I	nc.
-----------------	-----

Plaintiff

CIVIL DIVISION

v.

Clarence H. Coates Diane C. Coates

Defendant(s)

NO.: 2015-CV-397

2015-FD-106 **COLUMBIA** County

COURT OF COMMON PLEAS

:

#### CERTIFICATION

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- the mortgage is an FHA Mortgage
- the premises is non-owner occupied ( )
- the premises is vacant ( )
- Act 91 procedures have been fulfilled (X)
- Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943 ( )

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

#### PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com

Attorney for Plaintiff

CitiMortgage, Inc.

215-563-7000

: COLUMBIA County

:

COURT OF COMMON PLEAS

VS.

: CIVIL DIVISION

Clarence H. Coates Diane C. Coates

: NO.: 2015-CV-397

2015-ED-106

#### VERIFICATION OF NON-MILITARY SERVICE

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Clarence H. Coates is over 18 years of age and resides at 130 Strawberry Ln, Stillwater, PA 17878.
- (c) that defendant Diane C. Coates is over 18 years of age and resides at 130 Strawberry Lane, Stillwater, PA 17878-9443.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com Attorneys for Plaintiff

CitiMortgage, Inc.

215-563-7000

: COURT OF COMMON PLEAS

Plaintiff

: CIVIL DIVISION

v.

: NO.: <u>2015-CV-397</u>

Clarence H. Coates Diane C. Coates

2015-ED-166

Defendant(s)

COLUMBIA County

:

#### **CERTIFICATION**

The undersigned attorney hereby states that he/she is the attorney for the Plaintiff in the above captioned matter and that the premises are not subject to the provisions of Act 91 because:

- ( ) the mortgage is an FHA Mortgage
- ( ) the premises is non-owner occupied
- ( ) the premises is vacant
- (X) Act 91 procedures have been fulfilled
- ( ) Act 91 is Not Applicable pursuant to Pa Bulletin, Doc No 11-1197, 41 Pa.B. 3943

This certification is made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

y: \_\_\_\_\_\_

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

#### PHELAN HALLINAN DIAMOND & JONES, LLP Adam H. Davis, Esq., Id. No.203034 1617 JFK Boulevard, Suite 1400 One Penn Center Plaza Philadelphia, PA 19103 Adam.Davis@PhelanHallinan.com

Attorney for Plaintiff

CitiMortgage, Inc.

215-563-7000

COLUMBIA County

:

COURT OF COMMON PLEAS

vs.

: CIVIL DIVISION

Clarence H. Coates Diane C. Coates

NO.: 2015-CV-397

2015-ED-106

#### **VERIFICATION OF NON-MILITARY SERVICE**

The undersigned attorney hereby verifies that he/she is attorney for the Plaintiff in the above-captioned matter, and that on information and belief, he has knowledge of the following facts, to wit:

- (a) that the defendant(s) are not in the Military or Naval Service of the United States or its Allies, or otherwise within the provisions of the Servicemembers Civil Relief Act, as amended.
- (b) that defendant Clarence H. Coates is over 18 years of age and resides at 130 Strawberry Ln, Stillwater, PA 17878.
- (c) that defendant Diane C. Coates is over 18 years of age and resides at 130 Strawberry Lane, Stillwater, PA 17878-9443.

This statement is made subject to the penalties of 18 Pa. C.S.A § 4904 relating to unsworn falsification to authorities.

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

CitiMortgage, Inc. : COURT OF COMMON PLEAS

Plaintiff : CIVIL DIVISION

:

: NO.: 2015-CV-397

Clarence H. Coates : 2013-CV-397

2015-ED-106

Diane C. Coates
Defendant(s)

v.

COLUMBIA COUNTY

#### AFFIDAVIT PURSUANT TO RULE 3129.1

CitiMortgage, Inc., Plaintiff in the above action, by the undersigned attorney, sets forth as of the date the Praecipe for the Writ of Execution was filed, the following information concerning the real property located at 60 Foundryville Road, Berwick, PA 18603.

Name and address of Owner(s) or reputed Owner(s):

Name

Address (if address cannot be reasonably ascertained,

please so indicate)

Clarence H. Coates

130 Strawberry Ln, Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane, Stillwater, PA 17878-9443

2. Name and address of Defendant(s) in the judgment:

Name

Address (if address cannot be reasonably

ascertained, please so indicate)

Clarence H. Coates

130 Strawberry Ln Stillwater, PA 17878

Diane C. Coates

130 Strawberry Lane Stillwater, PA 17878-9443

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name

Address (if address cannot be

reasonably ascertained, please indicate)

LS.P.C.

6420 Benjamin Road Tampa, FL 33643-5112

4. Name and address of last recorded holder of every mortgage of record:

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

5. Name and address of every other person who has any record lien on the property:

Name Address (if address cannot be

reasonably ascertained, please indicate)

None.

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale.

Name

Address (if address cannot be

reasonably ascertained, please indicate)

None.

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address (if address cannot be

reasonably ascertained, please indicate)

Tenant/Occupant

60 Foundryville Road Berwick, PA 18603

Nancy K. Burke

209 B East Second st Berwick, PA 18603

Russell Burke, Jr.

RR4 Box 4022 Perwick, PA 18603

Domestic Relations of Columbia County

Columbia County Courthouse

P.O. Box 380

Bloomsburg, PA 17815

Commonwealth of Pennsylvania

Department of Welfare

P.O. Box 2675

Harrisburg, PA 17105

Internal Revenue Service Advisory

1000 Liberty Avenue Room 704

Pittsburgh, PA 15222

U.S. Department of Justice

U.S. Attorney for The Middle District of PA

Federal Building

228 Walnut Street, Suite 220

PO Box 11754

Harrisburg, PA 17108-1754

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: 8/11/1/5

Bv:

Phelan Hallinan Diamond & Jones, LLP

Adam H. Davis, Esq., Id. No.203034

Attorney for Plaintiff

PHELAN HALLINAN DIAMOND & JONES, LLP

1617 JFK Boulevard, Suite 1400

One Penn Center Plaza, Philadelphia, PA 19103

215-563-7000

#### LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate in the Township of Briar Creek, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point located in the easterly side of the public road leading from Foundryville to Berwick, and being further described as north 49 degrees 20 minutes west 120.00 feet from the northwest corner of the parcel of land of the Berwick Water Company; thence along the easterly side of the aforesaid public road north 45 degrees 30 minutes east 123.80 feet to a point; thence along land now or late of Carl F. Hosler, Jr. south 68 degrees 38 minutes east 93.70 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. south 14 degrees 12 minutes east 100.00 feet to a point; thence continuing along the land now or late of Carl F. Hosler, Jr. north 73 degrees 38 minutes west 157.40 feet to the point or place of beginning.

CONTAINING 0.31 acres of land.

<u>TITLE TO SAID PREMISES IS VESTED IN</u> Clarence H. Coates and Diane C. Coates, his wife, by Deed from Russell Burke, Jr., unmarried, dated 10/25/1996, recorded 10/28/1996 in Book 640, Page 264.

Tax Parcel: 07-03-029-00,000

Premises Being: 60 Foundryville Road, Berwick, PA 18603

#### SHORT DESCRIPTION

By virtue of a Writ of Execution No. 2015-CV-397 2015-ED-106

CitiMortgage, Inc.

٧.

Clarence H. Coates Diane C. Coates

owner(s) of property situate in the **BRIAR CREEK TOWNSHIP**, COLUMBIA County, Pennsylvania, being

60 Foundryville Road, Berwick, PA 18603

Parcel No. 07-03-029-00,000

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$92,522.59

**Attorneys for Plaintiff** 

Phelan Hallinan Diamond & Jones, LLP

# SHERIFF'S RETURN

CitiMortgage. Inc.	Plaintiff	IN THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY
VS.	rianitti:	OF COLEMBIA COUNTY
		No.: 2015-CV-397
Clarence H. Coates Diane C. Coates		2015-ED-106
Diane C. Coales		ISSUED
	Defendants	
NOW.		High Sheriff of Columbia County, Pennsylvania, do
		County, Pennsylvania, to execute this Writ. This deputation being
made at the request and risk of the Plaint	iff.	
Defendants alleged address is		
		Sheriff, Columbia County, Pennsylvania
		By Deputy Sheriff
	AFFIDAVIT (	OF SERVICE
Now,	20, at	O'Clock m., served the within
upon		at
		by handing to
		a true and correct copy of the original Notice of
Sale and made known to		
Sworn and Subscribed before me		So Answers,
this		
day of	20	
Notary Public		Sheriff
		20, See return endorsed hereon by Sheriff of
		County, Pennsylvania, and made a part of this
return		County, I chiisyivania, and made a part of this
Tetun		S. A
		So Answers,
		Sheriff
		Deputy Sheriff
		Deputy Sheriff

SHERIFF SERVICE PROCESS RECEIPT and AFFIDAVIT OF RETUR			be or print legibly, insuring not detach any copies.
TROCESO RECENT AND ATTOM VITOR RETOR	Expiration		ior detaon any copio
Plaintiff		No.: 2015-CV-397	
CitiMortgage, Inc.		2015-5	$\mathcal{O}_{-100}$
Defendant		入い5-E Type or Writ of Comp	laint
Clarence H. Coates		EXECUTION/NO	TICE OF SALE
Diane C. Coates			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SERVE	CE OR DESCRIPTION OF	PROPERTY TO BE LEVE	ED. ATTACHED OR SALE.
AT  ADDRESS (Street or RFD, Apartment No., City, Buro, Twp., State and Zip Co 60 Foundryville Road	ode)		
Berwick, PA 18603			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN E	XPEDITING SERVICE		
PLEASE POST THE PREMISES WITH THE SHERIFF'S HAND	BILL OF SALE		
NOW,, 20, I, Sheriff of COLUMBIA County, PA		heriti of	
County, to execute the within and make return thereof according to law.	,		
	Sheriff of COLUMBIA	County, Penna.	
NAMES ON A ADDITIONAL OF A STREET OF THE OFFICE OFFICE OF THE OFFICE OFF	Managhara and	1 7801	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF V property under within writ may leave same without a watchman, in custody of who attachment without liability on the part of such deputy or sheriff to any plaintiff beisheriff's sale thereof.	mever is found in posse	ssion, after notifying per-	son of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plaintiff	Telephone	Number	Date
All DRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814	nt ,	!	8/11/1V
Defendar	nt Suite 1400 (215)56	3-7000	8/11/18
Albert St. One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S. Philadelphia, PA 19103-1814	nt Suite 1400 (215)56	3-7000	8/11/18
Alzoress: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF OF	nt Suite 1400 (215)56	3-7000 WRITE BELO	8/11/18
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ALDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard, S. Philadelphia, PA 19103-1814  SPACE BELOW FOR USE OF SHERIFF OF PLAINTIFF  RETURNED:  AFFIRMED and subscribed to before me this	NLY — DO NOT  ANSWERS nature of Dep. Sheriff	3-7000 WRITE BELO	W THIS LINE  Date

SHERIFF SERVICE	INSTR	UCTIONS: Please t	ype or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RET	TURN readab	ility of all copies. Do	not detach any copies.
	Expira	tion date	
Plaintiff		No.: 2015-CV-397	
CitiMortgage, Inc.		30.00	7 101 -
Defendant		Type or Writ of Con	17 ~ 10 Q
Clarence H. Coates			OTICE OF SALE
Diane C. Coates			orice or same
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO S CLARENCE II. COATES		OF PROPERTY TO BE LEV	/IED. ATTACHED OR SALE,
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and 60 Foundryville Road	Zip Code)		
Berwick, PA 18603	··		
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST	IN EXPEDITING SERV	ICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW, , 20_, 1, Sheriff of COLUMBIA County	PA do hereby denotize:	the Sheriff of	
County, to execute the within and make return thereof according to law.	, 171 do mico, ocpudze	and Bhertii of	
	Sheriff of COLUM	BIA County, Penna.	· <del></del>
NOTE ON IT INDIVIDUAL TO THE CALLED OF COLUMN			
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER property under within writ may leave same without a watchman, in custody of attachment without liability on the part of such deputy or sheriff to any plaint sheriff's sale thereof.	f whomever is found in po	issession, after notifying p	erson of levy or
Signature of Attorney or other Originator requesting service on behalf of XX Plain	ntiff Teleni	hone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulev Philadelphia, PA 19103-1814	endant	)563-7000	8/11/65
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PLAINTIFF		Court Number	
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To Ellinoid A Mark			
RETURNED:			· · · · · · · · · · · · · · · · · · ·
AFFIRMED and subscribed to before me this day	SO ANSWERS Signature of Dep. Sherif	ľ	Date
	organizate or Dep. onem	•	f
of20			
	Signature of Sheriff		Date
	Signature of Sheriff		Date

SHERIFF SERVICE	INST	RUCTIONS: Please	type or print legibly, insuring
PROCESS RECEIPT and AFFIDAVIT OF RETU	JRN reada	bility of all copies. D	o not detach any copies.
	Expi	ration date	
Plaintiff		No.: 2015-CV-397	
CitiMortgage, Inc.		2015-1	= 0-106
Defendant		Type or Writ of Co	emplaint englaint
Clarence H. Coates		EXECUTION/	NOTICE OF SALE
Diane C. Coates			
SERVE NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER CLARENCE H. COATES		ON OF PROPERTY TO BE LI	EVIED, ATTACHED OR SALE.
AT ADDRESS (Street or RED, Apartment No., City, Boro, Twp., State and Zip 60 Foundryville Road	) Code)		
Berwick, PA 18603			
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING SER	VICE.	
CORD OF THE PROPERTY AND ADDRESS OF THE PROPERTY AND ALL THE			
SERVE DEFENDANT WITH THE NOTICE OF SALE.  NOW, 20 I, Sheriff of COLUMBIA County, P		AL A Chaniff of	
County, to execute the within and make return thereof according to law.	-А по петену периих	e the sheriff of	
-	CL . SEC . EXIOLIT	MDIA Company Borner	
	Sheriff of COLO	MBIA County, Penna.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF property under within writ may leave same without a watchman, in custody of wattachment without liability on the part of such deputy or sheriff to any plaintiff sheriff's sale thereof.	homever is found in	ossession, after notifying	person of levy or
Signature of Attorney or other Originator requesting service on behalf of XX. Plaintif	ff Tole	phone Number	Date
Signature of Attorney or other Originator requesting service on behalf of XX Plaintif	dunt	phone Number	Date 8 (15 / 15 /
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard	dant	phone Number 5)563-7000	8/11/15
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SHERIFF SERVICE			type or print legibly, insuring
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-t	Expir	ation date	
Plantiff		No.: <u>2015-CV-39</u>	-
CitiMortgage, Inc.		3015-1	D-106
Defendant		Type or Writ of C	omplaint
Clarence H. Coates		EXECUTION	NOTICE OF SALE
Diane C. Coates			
SERVE ANAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO SER	VICE OR DESCRIPTIO	N OF PROPERTY TO BE I	BVIED, ATTACHED OR SALE.
DIANE C. COATES			
AT ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State and Zip	Code)		
60 Foundryville Road			
Berwick, PA 18603			
	EVERDIENC CENT	ACE	
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN	EXPEDITING SERV	VICE.	
SERVE DEFENDANT WITH THE NOTICE OF SALE.			
NOW,, 20, I. Sheriff of COLUMBIA County, P.	A do hereby deputize	the Sheriff of	
County, to execute the within and make return thereof according to law.			
	Sheriff of COLUM	MBIA County, Penna.	
	oneim of cozor	ibir county, roma.	
NOTE ONLY APPLICABLE ON WRIT OF EXECUTION: N.B. WAIVER OF			
property under within writ may leave same without a watchman, in custody of w attachment without liability on the part of such deputy or sheriff to any plaintiff I			
sheriff's sale thereof.	note in for any man, me	AIT DE INVESTIGATION LE	ny men property neuro
Signature of Attorney or other Originalor requesting service on behalf of XX Plaintif		phone Number	Date
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard	dant	5)563-7000	8/11/KS
_ Defend	dant I. Suite 1400 (2.15	5)563-7000	8/11/25
ADDRESS: One Penn Center at Suburban Station, 1617 John F. Kennedy Boulevard Philadelphia, PA 19103-1814	dant I. Suite 1400 (2.15	5)563-7000	8/11/25
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SHERIFF SERVICE	17	STRUCTIO	NS: Please ty	pe or print legibly, insuring
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Plaintiff		No.	.: <u>2015-CV-397</u>	
CitiMortgage, Inc.			30,5-E	D-106
Defendant		Ty <sub>I</sub>	pe or Writ of Comp	plaint
Clarence H. Coates		EX	CECUTION/NO	OTICE OF SALE
Diane C. Coates				
SERVE  NAME OF INDIVIDUAL, COMPANY, CORPORATION, ETC., TO  DIANE C. COATES  ADDRESS (Street or RFD, Apartment No., City, Boro, Twp., State an		IPTION OF PROI	PERTY TO BE LEV	IED, ATTACHED OR SALE.
60 Foundryville Road	id Zip Code)			
Berwick, PA 18603				
SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIS	T IN EXPEDITING	SERVICE.		
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	ShertH of C	OLUMBIA Cou	inty, Penna.	
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Signature of Attorney or other Originator requesting service on behalf of XX Pla	aintiff	Telephone Nun	nber	Date
	efendant	(215)563-70	000	8/11/15
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	Signature of Sher	iff		Date
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	Sheriff of			<u>'</u>

TAMPA

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Trans # 6036 Carrier / service: USPS Server First-Class Mail® 8/13/2015 12:00:00 AM

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LS.P.C.

6420 BENJAMIN ROAD Tracking #: 71901140006000060285
Doc Ref #: 2015ED106
Postage 5.1300

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Trans # 6035 Carrier / service: USPS Server First-Class Mail® 8/13/2015 12:00:00 AM

Ship to:

TECHNICAL SUPPORT GROUP INTERNAL REVENUE

SERVICE

600 ARCH STREET ROOM 3259 Tracking #:

Doc Ref #: 2015ED106

71901140006000060278

Postage 5.1300

PHILADELPHIA PA 19106

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